

Lower Paxton Township

PLANNING COMMISSION

Meeting Minutes

June 04, 2014

COMMISSIONERS PRESENT

Fredrick Lighty

Dennis Guise

Douglas Grove

Roy Newsome

Lori Staub

Steve Libhart

ALSO PRESENT

Dianne Moran, Planning & Zoning Officer

Jason Hinz, HRG.inc.

Tim Smith, DCPC

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Libhart led the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Libhart made a motion to approve the meeting minutes from November 6, 2013, March 5, 2014, April 2, 2014, and May 7, 2014. Mr. Grove seconded the motion. Mr. Newsome commented that he could not vote on the May meeting minutes due to his absenteeism. The motion was approved unanimously.

OLD BUSINESS

Preliminary/Final Subdivision for James & Mary Jane Spangler & Bethany Church of the Nazarene #13-15.

Ms. Moran states that the Township has received a plan to subdivide a small area of the existing church lot to become an addition to adjoining lands of James & Mary Spangler. This action will create two, ten acre parcels-one for a single family dwelling and one to remain a non-building lot. The tract of land is zoned R-1, Low Density Residential District and is located east of Parkway West and north of Carrollton Drive. The property will be served by private well and private septic.

This plan was tabled at the request of the applicant for the November 6, 2013 Planning Commission meeting.

The applicant has requested the following waivers:

1. Waiver of the preliminary plan submission[180.303.a][
2. Waiver of the requirement to provide a location map at a scale of 1" = 1,000 feet. [180.508]
3. Waiver of the requirement to provide contours at 2' intervals. [180-404.C.14]
4. Waiver of the requirement to provide an Erosion and Sedimentation Control Plan.[180-404.E.4] [Chapter 170]
5. Waiver of the requirement to provide Stormwater Management Plan.

Mr. Mark Jones, from R Tech Engineering and Consulting was present to represent the plan. Mr. Jones stated that at this point they are not contemplating any building construction. After the subdivision has been completed, should the applicant wish to construct a single family residence on the lot, they will come back to the Township for that particular process. The goal right now is to keep it Clean and Green.

Mr. Lighty stated that are a number of waiver requests. Mr. Jones replied that he is not sure those waiver requests apply at this time.. Ms. Moran explained that the submission of the subdivision is what triggers the waivers and comments.

A discussion continued regarding the plan, waivers and the whole process.

Mr. Jones asked, at this point, for the plan to be tabled and for an extension until August 5, 2014. Mr. Newsome stated that the Planning Commission must take action on the subdivision, waivers and everything at this point in time, we cannot wait. Mr. Jones answered that he understood.

Mr. Newsome made a motion to table Preliminary/Final Subdivision for James and Mary Jane Spangler and Bethany Church of the Nazarene #13-15. Mr. Libhart seconded the motion and motion was passed unanimously.

Preliminary/Final Subdivision Plan for Parkway Farms, Inc. #14-06

Mr. Grove motioned to table the Preliminary/Final Subdivision Plan for Parkway Farms, Inc. #14-06.

Mr. Libhart seconded the motion. The motion passed unanimously.

NEW BUSINESS

Preliminary/Final Land Development Plan for the Townes at Galway. # 14-08

The Township has received a plan for the construction of a seventeen unit townhouse community. The property is zoned R-3, Medium- High Residential District and is located south of Union Deposit Road and west of Page Road on Newside Road. The property contains one lot on 2.3 acres and will be served by public sewer and public water.

The applicant has requested the following waivers:

1. Waiver of the requirement that proposed private streets are prohibited unless they meet the design standards.[180-503.A.7]

2. Waiver of the road width requirement of 32'. [180-503.C.1] (Applicant is proposing a width of 24') [180-503.C.1]
3. Waiver of the 150' minimum horizontal curve radius. [180-503.H.2] (Applicant is requesting horizontal curve of 38' for horizontal curves 2, 3 & 4)
4. Waiver of the 60' leveling area of 4% grade or less within 60' of an intersection. [180-503.J.5] (Applicant is requesting 4.86% grade at the intersection of Newside Road)
5. Waiver of the required vertical curve length. [180-503.L.1]
6. Waiver from required street widths and materials. (Applicant is requesting relief from the 3' base curve). [180-503 Table 503.1]
7. Waiver of the 20' drainage easement centered on the proposed storm sewer requirement. [180-504.A] (The applicant is requesting a 10' easement in 2 locations)
8. Waiver of the requirement to provide a 30' sanitary sewer easement. (Applicant is requesting a 20' easement) [180-504.C]
9. Waiver of the sight lighting, fixture location placement. (Applicant is seeking relief from lighting along Newside Road) [180-507]
10. Waiver of the requirement to provide sidewalks along both sides of new interior streets. [180-508.A]
11. Waiver of the requirement to provide minimum pipe size of fifteen inches in diameter. (Applicant requested 12" pipe size in detention basin and wetland crossing). [SW 170-502.M.2]
12. Waiver of the requirement to provide a minimum pipe slope of 0.5%. (Applicant is requesting 0% pipe slope in detention basins). [SW 170-502.M.2]

Ms. Christine Hunter from H. Edward Black and Associates Ltd. and Mr. Chris Black were present to represent the plan.

Ms. Hunter stated it is a planned unit development, not condominiums. There are 17 condominiums, planned units on one lot. Mrs. Staub asked what do you get when you purchase one of these units, the land and the building on the land or just a square box? Ms. Hunter said it is like a condominium but it is not a condominium, but it is covered under the condominium act. Mr. Libhart asked, what is the distinction between the two? The legal distinction is the pad on which you are on and the building. The limited area and the limited controlled areas are common areas.

Mr. Guise questioned, isn't that a subdivision? Ms. Hunter stated that it is private roads and does not meet the requirements of a public road. There will be private access to 17 units.

Mr. Newsome questioned why they do not use this as the Condominium Act? He said he does not get the newance as it is? You are explaining a condominium. Ms. Hunter stated that it is a different terminology.

Mr. Lighty stated that we should start with the waivers and why we should grant them. The twelve waivers were discussed, as was a cul de sac and the stormwater drainage.

Mr. Lighty stated that there were a lot of comments and recommended that they tabled this plan.

Mr. Libhart made a motion to table the Preliminary/Final Land Development Plan for the Townes at Galaway, #14-08. Mr. Newsome seconded the motion. All voted unanimously.

Mrs. Staub wanted to express her gratitude to Ms. Moran in her outstanding job as the Planning & Zoning Officer as she goes on to retirement. Thank You Ms. Moran.

Next Meeting July 2, 2014

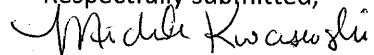
The next Planning Commission meeting is July 2, 2014.

Adjournment

Mr. Libhart made the motion to adjourn the meeting and Mr. Grove seconded the motion and the motion passed unanimously.

Meeting adjourned at 7:55pm.

Respectfully submitted,



Michele Kwasnoski

Recording Secretary